



SCALE: 1" = 20'

20 0 20 40 60 Feet

N/F
JEFFREY N. CHAPMAN AND
WIFE, ANN YAGER CHAPMAN
1866/329
(REM. 24.427 ACRE TRACT, 264/425)

APPROXIMATE LOCATION
OF 6" WATER LINE

20' PUBLIC UTILITY EASEMENT
TO BE RETAINED BY CITY OF BRYAN

R=1228.69'
D=14°20'49"
L=307.66'
T=154.64'
LC=306.86'
CB=S 81°06'41" E

0.73 ACRES
31908 SQ. FT.

RED RIVER DRIVE
80' R.O.W.
PLAT 372/855

FLOOD ZONE "X" UNSHADED

FLOOD ZONE "X" SHADED

R=1208.69'
D=14°21'12"
L=302.79'
T=152.19'
LC=302.00'
CB=N 81°06'30" W

LOT 1, BLOCK 2
BRIARCREST PARK, 2ND INSTALLMENT
PLAT 372/855

N/F
JUSTIN AND MARTHA McSPADEN
1145/337

20' DRAINAGE AND
UTILITY EASEMENT
PLAT 372/855

RED RIVER DRIVE
80' R.O.W.
PLAT 372/855

Received

MAY 31 2006

Development & Engineering
Services

VILLA MARIA ROAD
100' R.O.W.

POINT OF
BEGINNING
5/8 INCH IRON
ROD FOUND

N 88°21'26" W 101.02'

3/8 INCH IRON
ROD FOUND

N/F
JEFFREY N. CHAPMAN AND
WIFE, ANN YAGER CHAPMAN
1866/329
(REM. 24.427 ACRE TRACT, 264/425)

R=1148.69'
D=14°22'28"
L=288.18'
T=144.85'
LC=287.43'
CB=N 81°05'52" W

APPROXIMATE LOCATION
OF FLOOD PLAIN LINE

LOT 1, BLOCK 1
BRIARCREST PARK, 2ND INSTALLMENT
PLAT 372/855

N/F
OLA M. TAPLEY
4484/292

20' DRAINAGE AND
UTILITY EASEMENT
PLAT 372/855

RIGHT-OF-WAY ABANDONMENT PLAT

OF
PORTION OF RED RIVER DRIVE
0.73 ACRES

JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: AUG. 2005
PLAT DATE: 05-30-06

JOB NUMBER: 06-309
CAD NAME: 06-309A
CR5 FILE: MARIA (cont); 05-449 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: BLEYL & ASSOC.
1722 BROADMOOR, SUITE 210
BRYAN, TEXAS 77802
PHONE (979) 268-1125

METES AND BOUNDS DESCRIPTION
OF A
0.73 ACRE TRACT
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF RED RIVER DRIVE RIGHT-OF-WAY (80' R.O.W.) ACCORDING TO THE PLAT OF BRIARCREST PARK, 2ND INSTALLMENT, RECORDED IN VOLUME 372, PAGE 855 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF VILLA MARIA ROAD (100' R.O.W.) MARKING THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF RED RIVER DRIVE;

THENCE: N 01° 50' 16" E ALONG THE EAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 80.00 FEET TO A POINT MARKING THE INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE OF RED RIVER DRIVE;

THENCE: S 88° 21' 26" E ALONG THE NORTH LINE OF RED RIVER DRIVE FOR A DISTANCE OF 100.85 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1228.69 FEET;

THENCE: CONTINUING ALONG THE NORTH LINE OF RED RIVER DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 20' 49" FOR AN ARC DISTANCE OF 307.66 FEET (CHORD BEARS: S 81° 06' 41" E - 306.86 FEET) TO A POINT MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, BRIARCREST PARK, 2ND INSTALLMENT;

THENCE: S 15° 39' 57" W THROUGH THE RIGHT-OF-WAY OF RED RIVER DRIVE FOR A DISTANCE OF 80.00 FEET TO A POINT ON SOUTH LINE OF RED RIVER DRIVE MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, BRIARCREST PARK, 2ND INSTALLMENT; SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1148.69 FEET;

THENCE: ALONG THE SOUTH LINE OF RED RIVER DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 22' 28" FOR AN ARC DISTANCE OF 288.18 FEET (CHORD BEARS: N 81° 05' 52" W - 287.43 FEET) TO A 3/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 88° 21' 26" W CONTINUING ALONG THE SOUTH LINE OF RED RIVER DRIVE FOR A DISTANCE OF 101.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.738 OF AN ACRE (31,908 SQUARE FEET) OF LAND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

NOTE: RIGHT-OF-WAY NOT TO BE ABANDONED
UNTIL APPROVAL AND OPENING OF FUTURE
STREET(S) TO BE CONNECTED TO RED RIVER
DRIVE AND/OR DEBBIE DRIVE BY FUTURE
DEVELOPMENT OF REMAINDER OF CHAPMAN TRACT.

A PORTION OF THIS TRACT DOES LIE WITHIN A
DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE
F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C,
DATED JULY 2, 1992.

20' PUBLIC UTILITY EASEMENT TO BE RETAINED
BY CITY OF BRYAN TO COVER AN EXISTING
6" WATER LINE CURRENTLY WITHIN THE RIGHT-OF-WAY
OF RED RIVER DRIVE.

BEARING SYSTEM SHOWN HEREON IS BASED ON
GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION.